

**MORRISSEY PARKING GARAGE
TYPEWRITER BUILDING
FALLS CITY THEATRE COMPANY BUILDING
CURRENT CONDITION REPORT
APRIL 9, 2015**



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CURRENT CONDITION REPORT**



- All buildings were inspected in 2009 and March 2015
- 2009 evaluation determined structures in poor condition
- 2015 evaluation concluded dramatic deterioration



**MORRISSEY PARKING GARAGE,
INCLUDING THE TYPEWRITER BUILDING,
AT 421-425 SOUTH THIRD STREET**



Suffers from extensive water infiltration and decay



MORRISSEY PARKING GARAGE, INCLUDING THE TYPEWRITER BUILDING



Roof deck, exterior masonry walls and lower level
masonry walls retaining water



MORRISSEY PARKING GARAGE, INCLUDING THE TYPEWRITER BUILDING



Roof and floor decks exhibit significant breaks/fragmentation, particularly steel beams, which have rusted & expanded



A photograph showing the interior of a severely damaged parking garage. The concrete ceiling and walls are crumbling, with exposed steel reinforcement bars (rebar) visible. A large, rusted metal pipe or duct runs diagonally across the frame. The overall condition is one of extreme decay and structural failure.

MORRISSEY PARKING GARAGE, INCLUDING THE TYPEWRITER BUILDING

Roof and floor decks have shed concrete encasement,
reducing elements to near failure



MORRISSEY PARKING GARAGE, INCLUDING THE TYPEWRITER BUILDING



Lower level walls exhibit significant bowing and cracking, have begun to fail



MORRISSEY PARKING GARAGE, INCLUDING THE TYPEWRITER BUILDING



Front façade exhibits failure,
decay and rot



MORRISSEY PARKING GARAGE, INCLUDING THE TYPEWRITER BUILDING



Substantial vegetative growth on the roof deck, increasing deterioration



MORRISSEY PARKING GARAGE, INCLUDING THE TYPEWRITER BUILDING



Metro Construction Review building inspection staff has concluded Morrissey parking garage, including the Typewriter building, 421-425 South Third Street must be demolished but historically significant items have been removed and saved including: Pair of doors at back of large archway entry



FALLS CITY THEATER COMPANY BUILDING
427 SOUTH THIRD STREET



Suffers from extensive water infiltration causing decay

* Neon Falls City Theatre Company equipment sign has been removed and safely stored



FALLS CITY THEATER COMPANY BUILDING



Bowing and deterioration of the brick masonry walls clearly evident





FALLS CITY THEATER COMPANY BUILDING

Significant damage to masonry exterior walls which rely on the framing for bracing and stability



FALLS CITY THEATER COMPANY BUILDING



Stone veneer on the façade showing breaks, fragments and separating from structure



FALLS CITY THEATER COMPANY BUILDING



Metro Construction Review building inspection staff has concluded Falls City Theater Company building must be demolished but historically significant items have been removed and saved including:

- Neon Falls City Theatre Company equipment sign
- Ornate decorative pillars



Metro Construction Review building inspection staff has concluded Morrissey parking garage, Typewriter building and Falls City Theatre Company building must be removed due to the following:

- significant deterioration
- imminent danger of failure or collapse
- safety hazard for the community



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